



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Jamie Waltier, Harbour Homes LLC

LOCATION OF PROPOSAL: 2115 140th Pl. SE

NAME & DESCRIPTION OF PROPOSAL: College Station Short Plat

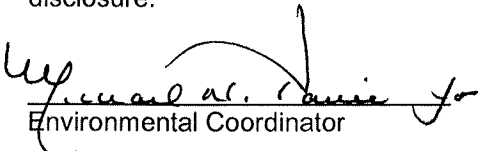
Proposal to subdivide a 42,970 square foot property into five lots that will result with over 500 cubic yards of earth movement.

FILE NUMBER: 12-127785-LN

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 4/11/13.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

3/28/2013
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: College Station Short Plat

Proposal Address: 2115 140th Place SE

Proposal Description: Land Use Review of a Preliminary Short Plat application to subdivide a 42,970 square foot property into five lots in the R-5 zone.

File Number: 12-127785-LN

Applicant: Jamie Waltier, Harbour Homes LLC

Decisions Included: Preliminary Short Plat (Process II)

Planner: Reilly Pittman, Associate Planner

State Environmental Policy Act Threshold Determination: **Determination of Non-Significance**



Carol V. Helland, Environmental Coordinator
Development Services Department

Department Decision: **Approval with Conditions**



Reilly Pittman, Associate Planner
Development Services Department

Application Date: November 1, 2012
Notice of Application: November 21, 2012
Decision Publication Date: March 28, 2013
Appeal Deadline: April 11, 2013

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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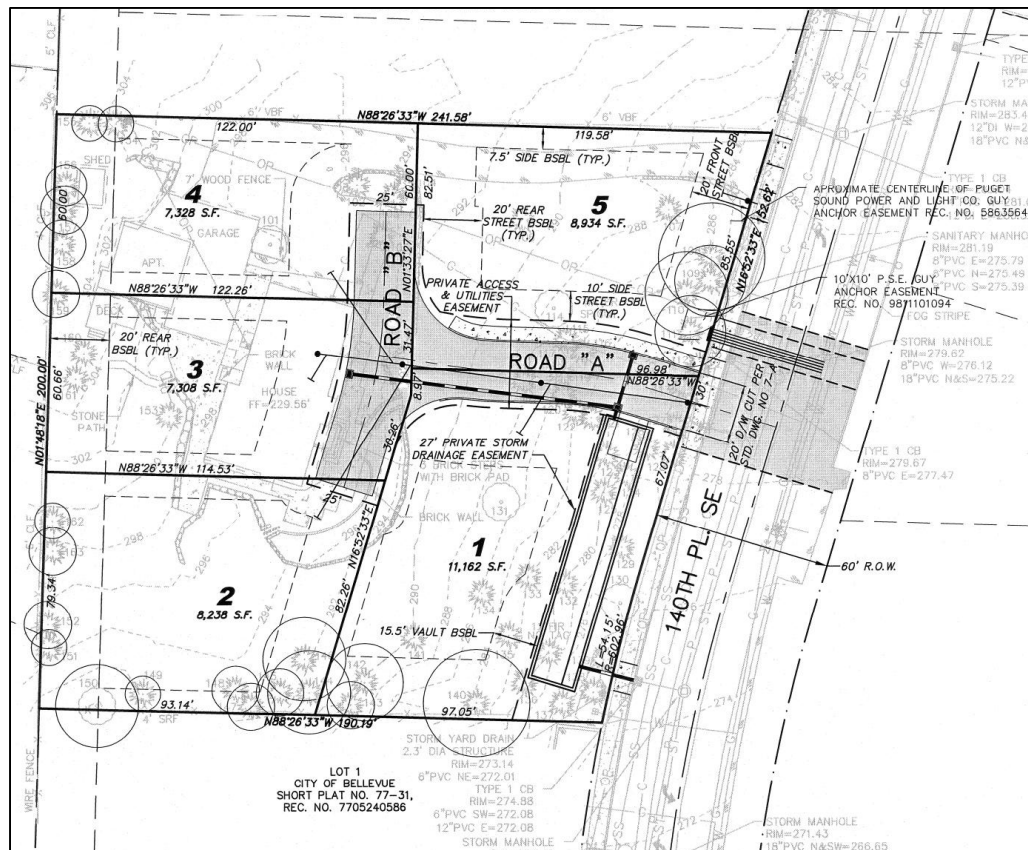
Attachments

1. Preliminary Short Plat – Enclosed
2. Survey, Road Plan, Preliminary Grading Plan, Arborist Report – In File
3. Application forms, public comments, correspondence – In file

I. PROPOSAL DESCRIPTION

The applicant is proposing to subdivide a 42,970 square foot site into five lots between 7,308 square feet and 11,162 square feet. Vehicle access to the five lots is provided by a shared access easement which crosses all properties and connects to 140th Place SE. The site contains an existing single-family residence and accessory structures which will be demolished. See figure 1 below for a plan of the short plat.

Figure 1 – Site Plan



II. SITE DESCRIPTION, ZONING, AND LAND USE CONTEXT

A. SITE DESCRIPTION

The project site is located at 2115 140th Place SE within the Southeast Bellevue Subarea. The site has street frontage on 140th Place SE along the eastern property line. The site is surrounded in all other directions by single-family properties zoned R-5. The site generally slopes downward from the west to the east, toward 140th Place SE. The existing house and structures are located on the northwest quarter of the property. Significant tree vegetation is located on the perimeter along the property lines. See Figure 2 below for an aerial photo of the property as it currently exists.

Figure 2



B. ZONING

The property is zoned R-5, single-family residential which requires a minimum lot area of 7,200 square feet.

C. LAND USE CONTEXT

The property has a Comprehensive plan Land Use Designation of SF-H (Single Family High Density). The proposed short plat is consistent with the single-family comprehensive plan land use designation. The surrounding neighborhood context is entirely single-family uses both adjacent to the site and in the vicinity.

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

A. ZONING DISTRICT DIMENSIONAL REQUIREMENTS:

The site is located in the R-5 zoning district. The proposed short plat is in conformance with the general dimensional requirements of the zone and conservation subdivision under LUC 20.45B as outlined below.

BASIC INFORMATION		
Zoning District	R-5	
Gross Site Area	42,970 Square Feet or .99 Acres	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	7,200 Square Feet	Lot 1 11,162 SF Lot 2 8,238 SF Lot 3 7,308 SF Lot 4 7,328 SF Lot 5 8,934 SF
Minimum Lot Width	60 feet	All widths are 60 feet or greater
Minimum Lot Depth	80 feet	All depths are 80 feet or greater
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yard Access Easements	20 feet 25 feet 5 feet 15 feet 10 feet	All setbacks meet or exceed the minimums required
Lot Coverage	<i>.40 on each lot</i>	Evaluated under future building permits for each lot
Impervious Surface	<i>.55 on each lot</i>	Evaluated under future building permits for each lot
Tree Retention	30% of 925 diameter inches = 277.5 inches minimum	Diameter inches retained = 279 inches

See related conditions of approval in Section X of this report

IV. PUBLIC NOTICE AND COMMENT

Application Date: November 1, 2012
Public Notice (500 feet): November 21, 2012
Minimum Comment Period: December 5, 2012

The project was publicly noticed in the City's Weekly Permit Bulletin and Seattle Times on November 21, 2012 with notice mailed to property owners within 500 feet of the project site. A public information sign was also installed on the site. Comments were submitted from a neighbor to the property and are summarized and addressed as follows:

A. Site Vision

Comment: We are concerned about our site vision when backing out of our driveway; 140th Pl. SE

Response: The project is reviewed by the Transportation Department for conformance with the City's Transportation Codes and Design Manual that has

requirements for site distance which the proposed short plat must meet in order to be approved. In addition, the future houses of this short plat will be 20 feet or more from 140th Pl. SE which is the road of concern. Existing vegetation on the site along the frontage of 140th Pl. SE is also being removed as part of the development which may improve visibility.

B. Construction Noise and Vibration

Comment: We are concerned about impacts from noise and vibrations from construction which could damage our property.

Response: Noise from construction is limited by Bellevue City Code 9.18. Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit. Construction work may occur outside of the allowed hours for noise if the work is not generating any noise that exceeds allowed levels.

There are no City codes which limit vibrations from construction sites. However vibrations from construction may be limited by the allowed hours for noise generation. The potential for property damage due to vibrations is not a criterion for approval or denial of the short plat. There are no City codes that can be enforced to prevent damage that may or may not occur. If damage to private property does occur the owner of the damage property can seek damages through civil court.

C. Privacy

Comment: We are concerned about privacy provided by the existing trees on the property which will be removed; we would like a fence built.

Response: The applicant submitted a letter stating that a solid-board cedar fence would be built around the perimeter of the property, which is standard for new developments to provide either as part of the plat infrastructure or as part of the building permit for the new homes. The project complies with the 30 percent tree retention requirement.

V. SUMMARY OF TECHNICAL REVIEWS

A. CLEARING AND GRADING:

The Clearing and Grading Division of Development Services Department has reviewed the proposed site development and found no issues. The Clearing and Grading staff has approved the application without any conditions of

approval. A Clearing and Grading permit (type GE) will be required to construct plat infrastructure prior to final plat approval.

B. FIRE DEPARTMENT:

The Fire Department has reviewed and approved the application with conditions:

1. Demolition and construction shall conform to the requirements of International Fire Code Chapter 14 IFC Chapter 14
2. No Parking will be allowed on the 20 foot wide access road and hammerhead. Provide proper signage for Fire Lane (IFC 503 & IFC 503.3) See Public Information sheet handout located at http://www.bellevuewa.gov/pdf/Fire/F-11_FireLanes.pdf
3. Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. See Public Information sheet handout located at http://www.bellevuewa.gov/pdf/Development%20Services/B-1_VehicleLoading.pdf
4. Fire sprinklers are required for all lots. IFC 503.2.7 Grade. The grade of the fire apparatus access road shall be in accordance with the City of Bellevue Transportation Department Design Standards and Manual. Access roads, including public and private roads and driveways shall comply with the following:
 - A. The grade of access for non-sprinklered properties shall not exceed 12%.
5. Existing hydrant on 140th Place SE is sufficient to serve this short plat.

C. TRANSPORTATION DEPARTMENT:

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

1. Site Access

Access to all 5 lots within the College Station Short Plat will be provided by a

private road (SE 21st Court) connecting to 140th Place SE as shown on the approved plans. No other access connection to city right-of-way is authorized. The driveway which serves the existing house will be removed and replaced with matching frontage (6 foot wide concrete sidewalk, with curb and gutter) on 140th Place SE.

SE 21st Court will connect to 140th Place SE via a driveway approach per DEV-7A. Minimum driveway width is 20 feet with a driveway approach width of 32 feet. These dimensions may be increased at the discretion of the Transportation Review Engineer or Transportation Inspector.

The private access road for the College Station Short Plat has been named SE 21st Court. Addresses within the short plat are as follows:

- Lot 1: 13967 SE 21st Court
- Lot 2: 13933 SE 21st Court
- Lot 3: 13923 SE 21st Court
- Lot 4: 13918 SE 21st Court
- Lot 5: 13930 SE 21st Court

See related conditions of approval in Section X of this report.

2. Street Frontage Improvements

The existing street frontage improvements adjacent to the project site are in fair condition though some portions may be in need of repair or maintenance. During the construction phase for this project a thorough assessment of the frontages will be performed by City staff to determine needed repair and maintenance to be completed by the developer.

The existing driveway serving the site will be removed and replaced with matching frontage as well. No additional frontage improvements other than what is necessary to mitigate for construction impacts is required from this project. Relocation of existing above grade utilities may be required.

3. Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. **See related conditions of approval in Section X of this report.**

4. Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site 140th Place SE is classified as a Standard Trench Restoration Street. Exact pavement restoration requirements will be specified in the right of way permit to be issued for this project. Additional pavement restoration requirements may be required at the discretion of the Transportation Inspector to mitigate for construction impacts to city streets.

See related conditions of approval in Section X of this report.

5. Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

See related conditions of approval in Section X of this report.

6. Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the low volume of new trip generation created by this short plat (4 new p.m. peak hour trips) transportation impacts to the adjacent transportation system will be negligible. At the private road connection on 140th Place SE, sight distance, road grade, illumination, and driveway approach type have been designed to comply with relevant transportation codes and standards.

D. UTILITIES REVIEW

1. Storm Drainage

The project will trigger minimum requirements 1-9 from the Department of Ecology Stormwater Management Manual for Western Washington. The project is considered new development and will need to detain and treat all new impervious surfaces. The project proposes a combination water quality/ detention vault BMP to detain and treat runoff. This project drains to Lake Washington through East Creek sub basin.

2. Water

The water supply for this project will connect to a City of Bellevue owned water main located in 140th PI SE with 5 individual 1" domestic water meters. The existing water meter for the lot will be demolished during construction. The water supply from each

meter will require piping in an easement between lots.

3. Sewer

Sewer service for the College Station Short Plat will connect to an existing sewer main in 140th PI SE with two side sewer stubs. One stub will be a joint use 6" stub through an easement in roads A and B. The other stub will be for lot 5 connection directly off the main in 140th PL SE.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

The submitted checklist estimates that 3,900 cubic yards of earth movement is associated with the construction of the short plat. The site will employ clearing and grading best management practices which will be reviewed under the required development permits for infrastructure and house construction.

B. Plants and Animals

30 percent of the existing tree diameter inches will be preserved on the site as required by the Land Use Code. The trees on the site are found around the perimeter of the property. The trees being preserved are on the west, south and east property lines. Large significant trees have the potential to provide habitat to birds and small mammals. Habitat potential is limited due to the surrounding development and busy street adjacent to this property. The trees on the site have been examined by an arborist whose report can be found as attachment 2. The trees being preserved have been found to be healthy. **See Section X for related conditions of approval.**

Noise

Construction noise is regulated by Chapter 9.18 BCC. **See Section X for a related condition of approval.**

VII. CHANGES TO PROPOSAL AS A RESULT OF CITY REVIEW

No revisions were requested which substantially changed the proposed short plat from the original proposal. The applicant provided an arborist report evaluating the trees on the property and addressed plan corrections requested by reviewers.

VIII. DECISION CRITERIA:

A. LAND USE CODE 20.45B.130 DECISION CRITERIA FOR A PRELIMINARY SHORT PLAT:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Response: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate the utilities during infrastructure permit review. The Utilities review found the proposed drainage to be feasible. The short plat makes appropriate provisions for the public health, safety, and general welfare.

- 2. The public interest is served by the short subdivision.**

Response: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan which designates the site as Single-Family High Density. The proposed short plat allows the property to achieve the planned density while ensuring compliance with City codes and standards.

- 3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Response: The preliminary short plat considers the physical characteristics of the site.

- 4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Land Use Code Requirements

A. Dimensional Requirements: *Refer to Section III.A. of this report for conformance with dimensional requirements for the R-5 zone*

Response: All of the lots shown can be developed in accordance with the

City of Bellevue Land Use Code requirements, including the R-3.5 zoning district dimensional requirements.

- B. Significant Tree Preservation:** *Tree preservation requirements pursuant to LUC Section 20.20.900.D require the retention of 30% of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 277.5 diameter inches of the existing significant trees.*

Response: The applicant proposes to preserve at least 279 diameter inches which satisfies the minimum 30 percent tree retention requirements. The project arborist provided the following recommendations which are required to be implemented. **See related conditions of approval in Section X of this report.**

TREE PROTECTION DURING CONSTRUCTION

1. Clearing limits, including limits of any soil disturbance, shall be established at the BSBL for all retained trees except for trees 148 & 149. For these two trees the limits shall be established at their driplines.
2. Minimum four (4) foot temporary chainlink fence shall be installed at the limits of disturbance. Protective fence shall completely encircle the retained trees, following the BSBL for each lot, and then the tree's dripline to the perimeter of the parcel. Install fence posts using pier block only.
3. The area within the protective fencing shall be off limits to any materials storage or foot traffic. No stockpiling of materials, vehicular or pedestrian traffic, material storage or use of equipment or machinery shall be allowed within the protective fencing. Fencing shall not be moved or removed, except for sidewalk construction, unless approved by a City planner. Any work, activity or soil disturbance within the protection fencing, or critical root zone, shall be reviewed, approved and monitored by the project arborist.
4. Limits of disturbance and the protective fencing may be altered only by the project arborist and City planner.
5. All understory plantings of non-significant trees and shrubs within the tree protection zone shall be retained and protected along the south boundary to preserve the screening and appearance of the retained significant trees.

C. Utility Codes and City Development Standards

Response: As conditioned, the proposal complies with the Utility Code and the City of Bellevue Development Standards. **See related conditions of approval in Section X of this report.**

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Response: The site is located within the Southeast Bellevue subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, which is consistent with the R-5 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

Land Use Policy LU-3: *Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001-2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.*

Response: This short plat will provide five lots for future single family residential development which will help to meet Bellevue's share of the regionally adopted demand forecasts for residential uses.

Land Use Policy LU-4: *Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.*

Response: This short plat will create five new lots from one preexisting lot which achieves the maximum density for this property.

Housing Policy HO-17: *Encourage infill development on vacant or under-utilized site that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.*

Response: This project will create five new lots and homes which are, by use type, compatible with the surrounding single-family neighborhood. The proposal provides development on an infill or under-utilized site with adequate urban services and meets the Housing Element Neighborhood Quality & Vitality goal of ensuring compatible housing and environmentally sensitive features by preserving healthy, significant, existing trees on-site around the perimeter of the short plat.

6. Each lot in the proposal can reasonably be developed in conformance

with current Land Use Code requirements without requiring a variance.

Response: As conditioned, each lot can reasonably be developed to current R-5 zoning standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **See related conditions of approval in Section X of this report.**

- 7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access location, and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots. **See related conditions of approval in Section X of this report.**

IX. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, SEPA, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160

X. CONDITIONS OF APPROVAL:

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Codes and Ordinances</u>	<u>Contact Person</u>	<u>Phone</u>
Clearing and Grading Code – BCC 23.76	Janney Gwo	425-452-6190
Construction Codes – BCC Title 23	Building Division	425-452-4121
Fire Code – BCC 23.11	Kevin Carolan	425-452-7832
Land Use Code – BCC 20.25H	Reilly Pittman	425-452-4350
Noise Control – BCC 9.18	Reilly Pittman	425-452-4350
Trans. Development. Code – BCC 14.60	Ray Godinez	425-452-7915
Traffic Standards Code – BCC 14.10	Ray Godinez	425-452-7915
Right-of-Way Use Code – BCC 14.30	Tim Stever	425-452-4294
Utility Code – BCC Title 24	Mark Dewey	425-452-6179

A. GENERAL CONDITIONS:

1. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130

REVIEWER: Reilly Pittman, Development Services Department

2. Obtain Permits

Permits are required to construct infrastructure, utilities, buildings and other improvements. No construction may commence until the appropriate permit is issued.

AUTHORITY: Land Use Code 20.45B.130

REVIEWER: Reilly Pittman, Development Services Department

3. Noise – Construction Hours

Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Reilly Pittman, Development Services Department

4. Preliminary Design, Utility Codes And Engineering Standards

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. A Utility Extension Agreement will be required for review and approval of the utility design for storm and water. The side sewer connections can be reviewed under the UE but will be permitted under separate joint use side sewer permits. Submittal of the Utility extension will coincide with future clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application.

AUTHORITY: BCC 24.02, 24.04, 24.06

REVIEWER: Mark Dewey, Utilities

5. Significant Tree Retention

At least thirty percent of the diameter inches of all significant trees on the site are required to be retained. If trees depicted on the preliminary short plat as retained are subsequently found infeasible to retain, conformance is required to be demonstrated with LUC 20.20.900 D and/or G to demonstrate that the required 30 percent of diameter inches is being retained.

AUTHORITY: Land Use Code Section 20.20.900 D and G

REVIEWER: Reilly Pittman, Development Services Department

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. Right Of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a. Designated truck hauling routes.
- b. Truck loading and unloading activities.
- c. Hours of construction and hauling.
- d. Continuity of pedestrian facilities.
- e. Temporary traffic control and pedestrian detour routing for construction activities.
- f. Street sweeping and maintenance during excavation and construction.
- g. Location of construction fences.
- h. Parking for construction workers.
- i. Construction vehicles, equipment, and materials in the right of way.
- j. All other construction activities as they affect the public street system.
- k. Pavement restoration requirements.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor

convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

2. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

3. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road, the private road connection to 140th Place SE, pavement restoration on 145th Place SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a. Site Specific Items:

- i. Private access road (SE 21st Court); minimum paved width set at 20 feet with curb
- ii. and gutter and 5 foot sidewalk on one side. Sidewalk to connect to existing
- iii. sidewalk on 140th Place SE. Pavement and subgrade depths per DEV-8.
- iv. Driveway approach connection of SE 21st Court to 140th Place SE per DEV-7A.
- v. Mail box installation.
- vi. Street name sign installation.
- vii. Traffic regulation sign installation (stop sign).
- viii. Pavement restoration.
- ix. Relocation of existing above grade utilities as needed.
- x. Maintenance and repair of existing frontage adjacent to the project site.

b. Miscellaneous:

- i. Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- ii. The maximum cross grade of a street at the street end shall be 8%.
- iii. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual.

REVIEWER: Ray Godinez, Transportation Department

4. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on 140th Place SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Ray Godinez, Transportation Department

5. Pavement Restoration

The city's pavement manager has determined that this segment of 140th Place SE will require a standard trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21

REVIEWER: Tim Stever, Transportation Department

6. Tree Protection

To mitigate adverse impacts during all construction to the trees to be retained and trees on adjacent properties, the applicant must comply with the Clearing and Grading BMP T101 for tree protection and the recommendations provided by the project arborist stated below.

TREE PROTECTION DURING CONSTRUCTION

1. Clearing limits, including limits of any soil disturbance, shall be established at the BSBL for all retained trees except for trees 148 & 149. For these two trees the limits shall be established at their driplines.
2. Minimum four (4) foot temporary chainlink fence shall be installed at the limits of disturbance. Protective fence shall completely encircle the retained trees, following the BSBL for each lot, and then the tree's dripline to the perimeter of the parcel. Install fence posts using pier block only.
3. The area within the protective fencing shall be off limits to any materials storage or foot traffic. No stockpiling of materials, vehicular or pedestrian traffic, material storage or use of equipment or machinery shall be allowed within the protective fencing. Fencing shall not be moved or removed, except for sidewalk construction, unless approved by a City planner. Any work, activity or soil disturbance within the protection fencing, or critical root zone, shall be reviewed, approved and monitored by the project arborist.
4. Limits of disturbance and the protective fencing may be altered only by the project arborist and City planner.
5. All understory plantings of non-significant trees and shrubs within the tree protection zone shall be retained and protected along the south boundary to preserve the screening and appearance of the retained significant trees.

Required BMPs, protection fencing and other protection measures shall be shown on the site plans or a separate tree protection plan for any clearing and grading for infrastructure or future building permits for the house. Tree protection will be verified in the field by inspection prior to construction.

AUTHORITY: Bellevue City Code 23.76.060

REVIEWER: Reilly Pittman, Development Services Department

C. PRIOR TO APPROVAL OF FINAL SHORT PLAT:

1. No Parking

No Parking will be allowed on the 20 foot wide access road and hammerhead. Provide proper signage for Fire Lane.

AUTHORITY: International Fire Code 503 and 503.3

REVIEWER: Kevin Carolan, Fire Department

2. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490

Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ray Godinez, Transportation Department

3. Access Design And Maintenance

The final Subdivision map must include a note that specifies that the owners of lots served by the private road (SE 21st Court) are jointly responsible for the road's maintenance and repair needs.

The final Subdivision map must include a note that specifies that the SE 21st Court will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: BCC 14.60.130

REVIEWER: Ray Godinez, Transportation Department

4. Pipe Monuments

Permanent pipe monuments shall be set along the street centerline at all intersections, curve tangent points, and cul-de-sac radius points. Said pipe monuments shall be a Bertsen A130 Aluminum Standard Monument (30" long), or equivalent, together with standard iron casting case and cover. These

materials and specifications are shown in City of Bellevue Standard Drawing DEV-12 (Cap Detail B).

AUTHORITY: LUC 20.45A.030; RCW 58.17.240

REVIEWER: Ray Godinez, Transportation Department

5. Survey Review

Prior to application for a final short plat mylar the short plat shall be reviewed by Buck Harrison who is the City of Bellevue survey reviewer. Buck Harrison can be contacted at 425-452-4385.

AUTHORITY: Land Use Code Section 20.45B.130

REVIEWER: Reilly Pittman, Development Services Department

6. Lot Lines

The final short plat shall label the property lines as front, rear, or side.

AUTHORITY: Land Use Code Section 20.20.030

REVIEWER: Reilly Pittman, Development Services Department

7. Tree Retention/Final Short Plat

Existing trees contribute substantially to the effectiveness and health of this system. The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 277.5 diameter inches of existing significant trees to remain or greater, as is proposed. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). The following note is required on the Tree Preservation Plan:

DESIGNATION OF TREES ON THE TREE PRESERVATION PLAN ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THE TREE PRESERVATION PLAN. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL FUTURE OWNERS. NO TREE TOPPING, TREE CUTTING, OR TREE REMOVAL SHALL OCCUR UNLESS REQUIRED OR APROVED BY THE CITY. EXCEPT FOR ORDINARY LANDSCAPE MAINTENANCE, NO CONSTRUCTION, CLEARING, OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DRIP-LINE OF TREES SHOWN ON THE TREE PRESERVATION PLAN, UNLESS REQUIRED OR APPROVED BY THE CITY. ACTIVITIES IN VIOLATION OF THIS COVENANT ARE SUBJECT TO PENALY, INCLUDING WITHOUT LIMITATION, FINES AND MITIGATION REQUIREMENTS. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBILGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND

CONDITIONS OF THIS COVENANT BY ANY METHOD AVAILABLE UNDER LAW. IT IS THE OBLIGATION OF THE OWNER TO COMPLY WITH THE TERMS OF THE TREE PRESERVATION PLAN AND THIS COVENANT.

AUTHORITY: Land Use Code 20.20.900.D

REVIEWER: Reilly Pittman, Development Services Department

8. Variance Restriction

The following note shall be added to the final short plat.

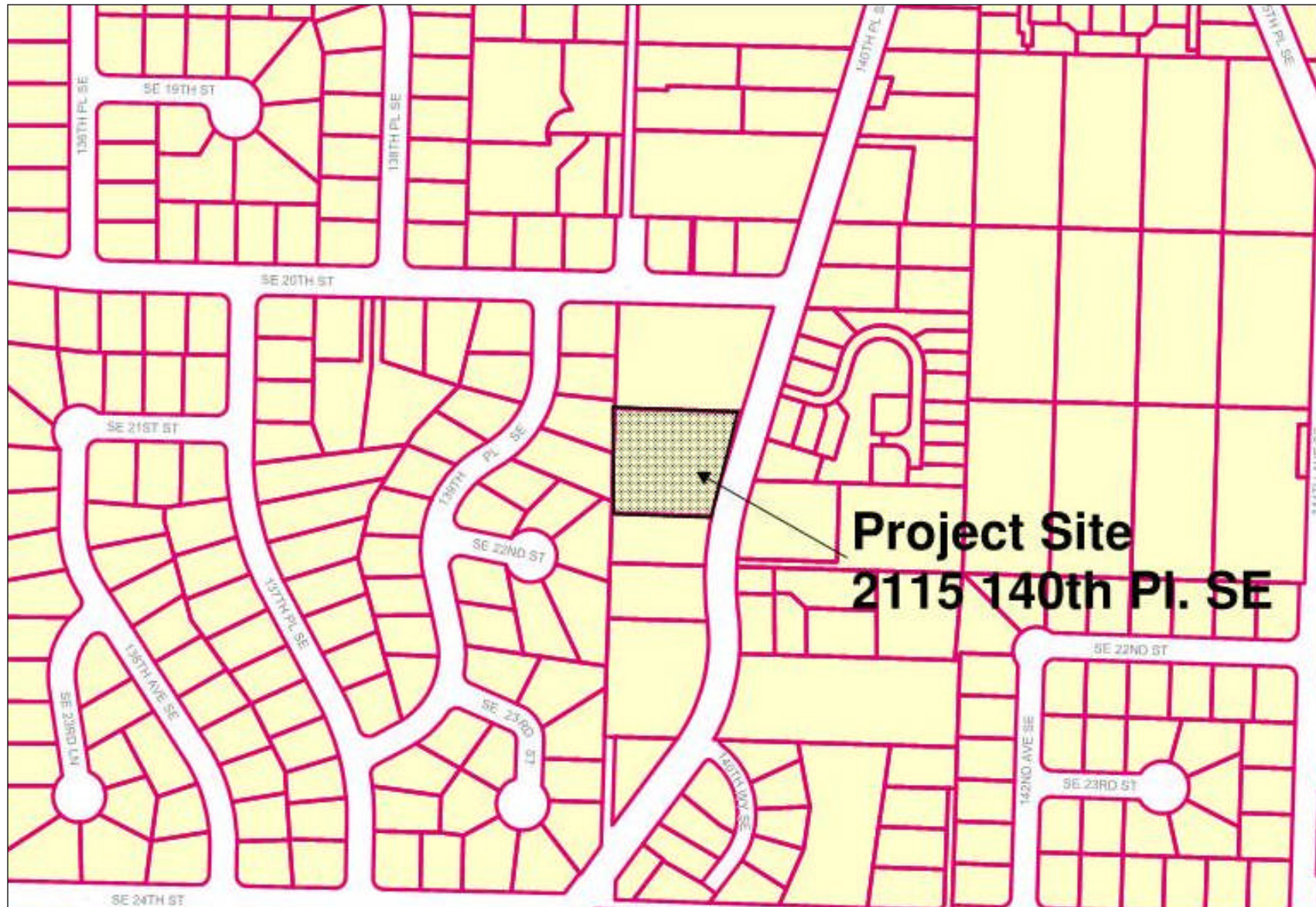
VARIANCE RESTRICTION

APPROVAL BY THE CITY OF THIS SHORT PLAT IS A DETERMINATION THAT EACH LOT IN THE SHORT PLAT CAN BE REASONABLY DEVELOPED IN CONFORMANCE WITH THE LAND USE CODE REQUIREMENTS IN EFFECT AT THE TIME OF PRELIMINARY SHORT PLAT APPROVAL WITHOUT REQUIRING A VARIANCE.

AUTHORITY: Land Use Code 20.45B.130.A.6

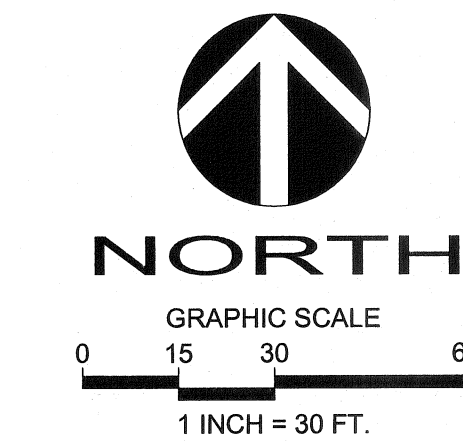
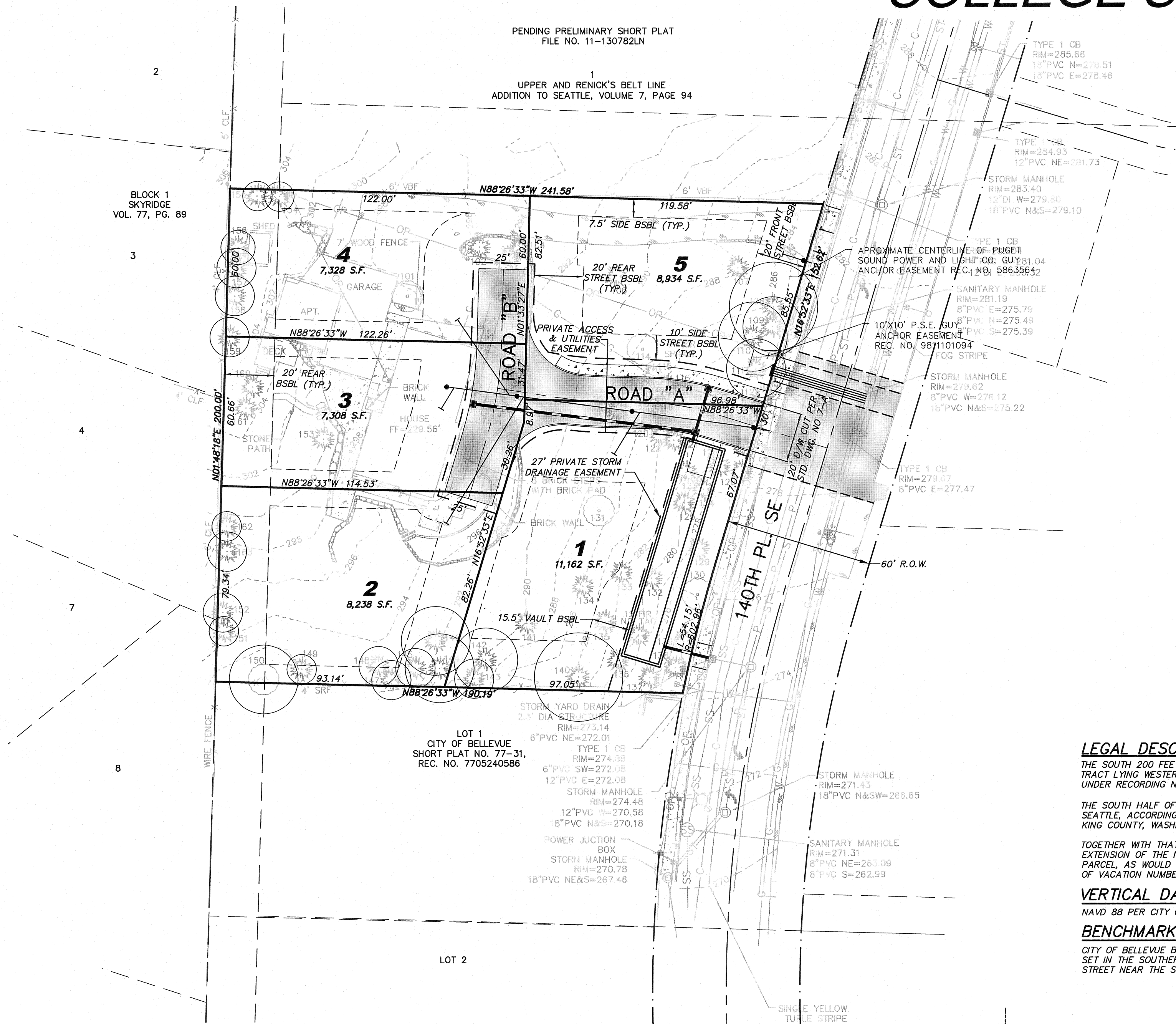
REVIEWER: Reilly Pittman, Development Services Department

**College Station Short Plat
File Number: 12-127785-LN**



SW 1/4 OF THE SE 1/4 SECTION 3, TOWNSHIP 24 N, RANGE 5 E, W.M.

COLLEGE STATION



BASIS OF BEARINGS:

NAD83(NSRS 2007)
N04°44'49"W BETWEEN THE FOUND CITY OF
BELLEVUE HORIZONTAL CONTROL MONUMENTS
0120 AND 0491.

LEGAL DESCRIPTION:

THE SOUTH 200 FEET OF THE NORTH 400 FEET OF THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WESTERLY OF KAMBER ROAD, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 937403:

THE SOUTH HALF OF TRACT 1 AND ALL OF TRACT 2, UPPER & RENICK'S BELT-LINE ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 94, IN KING COUNTY, WASHINGTON;

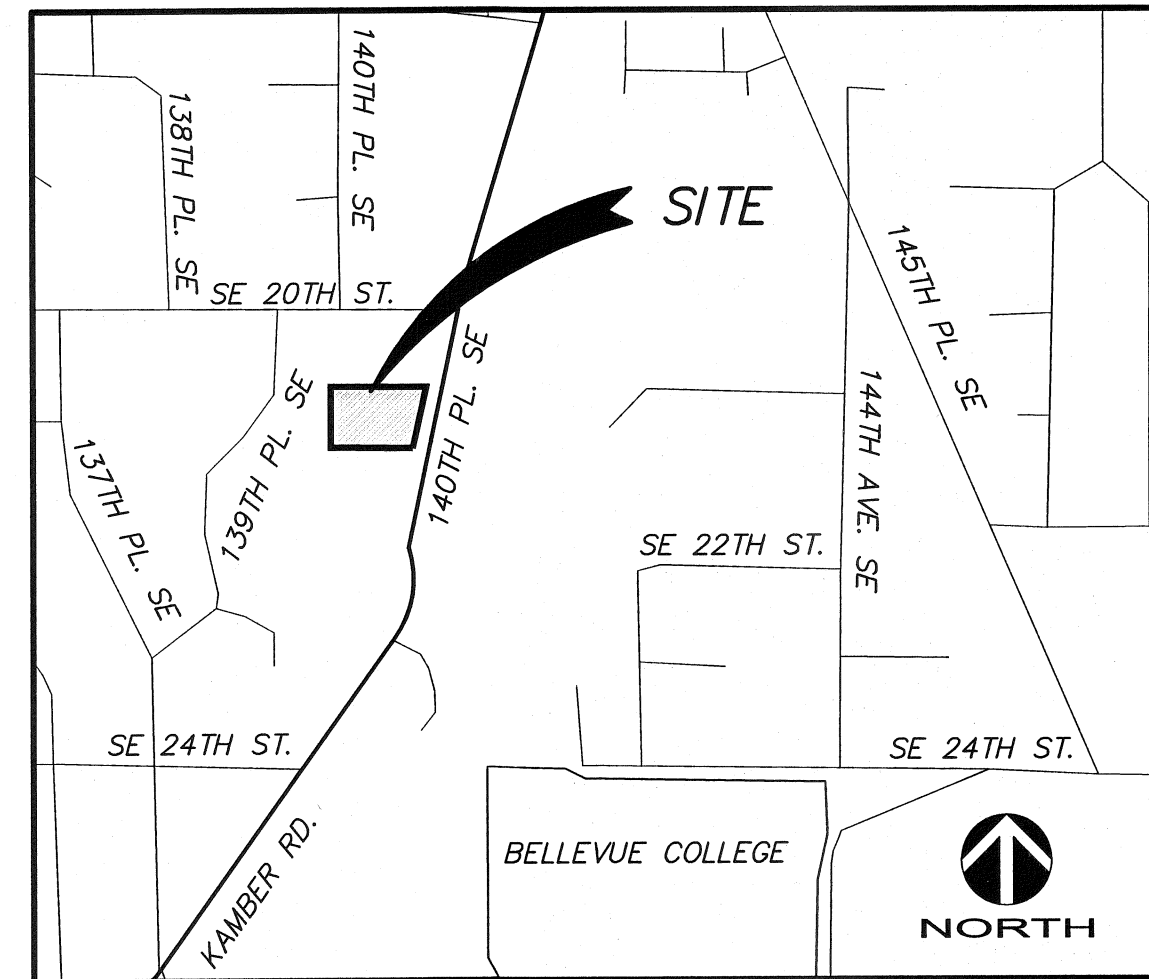
TOGETHER WITH THAT PORTION OF VACATED 140TH AVENUE S.E. LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF THE ABOVE DESCRIBED PARCEL, AS WOULD ATTACH BY OPERATION OF LAW AND WAS VACATED BY KING COUNTY ORDER OF VACATION NUMBER 17172, DATED JUNE 27, 1966.

VERTICAL DATUM:

NAVD 88 PER CITY OF BELLEVUE VERTICAL CONTROL

BENCHMARK:

CITY OF BELLEVUE BENCHMARK NO. 103, FOUND 3" BRASS SURFACE DISK STAMPED "COB 103" SET IN THE SOUTHERLY EDGE OF THE CONCRETE SIDEWALK ON THE NORTH SIDE OF SE. 20TH STREET NEAR THE SOUTHEAST CORNER OF HOUSE NO. 14004. ELEVATION = 303.93 FEET.



VICINITY MAP

1"=500'

TREE ID	SPECIES	DIAMETER	WEIGHING FACTOR	TREES WITHIN SITE INTERIOR	
				WEIGHTED DIAMETER (IN)	TREES SAVED (IN)
101	CHERRY	14	1.0	14	
102	PINE	19	1.0	19	
103	PINE	12	1.0	12	
104	PINE	13	1.0	13	
105	SPRUCE	9	1.0	9	
106	SPRUCE	22	1.0	22	
107	REDWOOD	34	1.0	34	
108	FIR	20	1.0	20	20
109	FIR	13	1.0	13	13
110	SPRUCE	14	1.0	14	14
111	SPRUCE	14	1.0	14	14
112	SPRUCE	13	1.0	13	
113	SPRUCE	15	1.0	15	
114	DOGWOOD	11	1.0	11	
115	FIR	16	1.0	16	
116	SPRUCE	13	1.0	13	
117	DOGWOOD	10	1.0	10	
118	SPRUCE	23	1.0	23	
119	FIR	17	1.0	17	
120	FIR	9	1.0	9	
121	MADRONE	14	1.0	14	
122	FIR	10	1.0	10	
123	FIR	20	1.0	20	
124	FIR	11	1.0	11	
125	FIR	13	1.0	13	
126	SPRUCE	9	1.0	9	
127	SPRUCE	14	1.0	14	
128	SPRUCE	15	1.0	15	
129	FIR	21	1.0	21	
130	DOGWOOD	10	1.0	10	
131	DOGWOOD	11	1.0	11	
132	FIR	22	1.0	22	
133	FIR	10	1.0	10	
134	FIR	20	1.0	20	
135	FIR	27	1.0	27	
136	FIR	18	1.0	18	
137	FIR	16	1.0	16	
138	FIR	18	1.0	18	
139	FIR	25	1.0	25	
140	FIR	17	1.0	17	17
141	FIR	29	1.0	29	
142	FIR	13	1.0	13	13
143	FIR	12	1.0	12	12
144	FIR	11	1.0	11	11
145	FIR	8	1.0	8	8
146	FIR	20	1.0	20	20
147	FIR	8	1.0	8	8
148	SPRUCE	10	1.0	10	10
149	FIR	8	1.0	8	8
150	DOGWOOD	9	1.0	9	9
151	SPRUCE	10	1.0	10	10
152	SPRUCE	10	1.0	10	10
153	FIR	30	1.0	30	
154	SPRUCE	8	1.0	8	8
155	SPRUCE	8	1.0	8	8
156	FIR	8	1.0	8	8
157	FIR	13	1.0	13	13
158	FIR	14	1.0	14	14
159	FIR	14	1.0	14	14
160	FIR	9	1.0	9	
161	PINE	12	1.0	12	
162	FIR	9	1.0	9	9
163	FIR	8	1.0	8	8
NO TAG	FIR	12	1.0	12	
TOTAL				925	279=30.16%

FIRE DEPARTMENT NOTES

1. THE 20 FOOT WIDE ACCESS ROAD MUST BE PAVED AND BE CAPABLE OF SUPPORTING FIRE APPARATUS WITH A GROSS WEIGHT OF 64,000 LBS (REAR AXLE = 48,000 LBS AND FRONT AXLE = 19,000 LBS). DETENTION VAULTS AND PIPES IN THE ROADWAY SHALL SUPPORT THE WEIGHT OF THE LADDER TRUCK OUTRIGGER WHICH IS 64,000 LBS OVER AN 18 INCH SQUARE.

2. THE 20 FOOT WIDE ACCESS ROAD AND HAMMERHEAD SHALL BE POSTED AND MARKED "NO PARKING FIRE LANE" PER BELLEVUE STANDARDS.

3. THE ESTIMATED AVAILABLE FIRE FLOW OFF OF THE EXISTING 8" MAIN ALONG 140TH PLACE SE IS 2,000 GPM AT HYDRANT LOCATED AT THE CORNER OF 140TH PL SE AND SE 20TH ST (520 PRESSURE ZONE), AND 1,500 GPM SOUTH OF PRV 101073 LOCATED ON THE EAST SIDE OF 140TH PL SE. THE ESTIMATED AVAILABLE FIRE FLOW OFF THE EXISTING 6 INCH MAIN ALONG SE 20TH ST RANGES BETWEEN 1,375 GPM AND 1,500 GPM. INFORMATION PROVIDED BY TATSUYUKI KOMADA, CITY OF BELLEVUE.

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1-3/8" PUNCHED BRASS DISC STAMPED "BRH LS 28072" EXCEPT AS NOTED OTHERWISE
- ROAD SIGNAGE
- POWER METER
- POWER POLE
- STREET LIGHT
- STREET LIGHT CONTROL BOX
- FIRE HYDRANT
- WATER VALVE
- STORM DRAIN MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- GAS VALVE
- GAS METER
- DECIDUOUS TREE
- EVERGREEN TREE
- VERTICAL BOARD FENCE
- CHAINLINK FENCE
- SPLIT RAIL FENCE
- SANITARY SEWER LINE
- STORM LINE
- OVERHEAD POWER
- POWER POINT
- GAS PAINT
- WATER PAINT
- CABLE PAINT
- EDGE OF PAVEMENT

PROJECT CONTACTS

OWNER.....DAVID ROBERT LEAKE
2115 140TH PLACE SE
BELLEVUE, WASHINGTON 98007

APPLICANT.....HARBOR HOMES, LLC
1441 N 34TH STREET, SUITE 200
SEATTLE, WASHINGTON 98103
(206) 315-8130
CONTACT: JAMIE WALTER
JWALTER@HARBORHOMES.COM

CIVIL ENGINEER.....D.R. STRONG CONSULTING ENGINEERS, INC.
10604 NE 38TH PLACE, SUITE 232
KIRKLAND, WASHINGTON 98033
(425) 827-3063
CONTACT: MAHER A. JOUDI, P.E.
MAHER.JOUDI@DRSTRONG.COM

SURVEYOR.....D.R. STRONG CONSULTING ENGINEERS, INC.
10604 NE 38TH PLACE, SUITE 232
KIRKLAND, WASHINGTON 98033
(425) 827-3063
CONTACT: STEPHEN J. SCHREI, P.L.S.
STEVE.SCHREI@DRSTRONG.COM

PROJECT INFORMATION

PLAT NAME.....COLLEGE STATION

ADDRESS.....2115 140TH PLACE SE

PARCEL NUMBERS.....883890-0006

EXISTING ZONING.....R-5

PROPOSED ZONING.....R-5

ADJACENT ZONING.....R-5

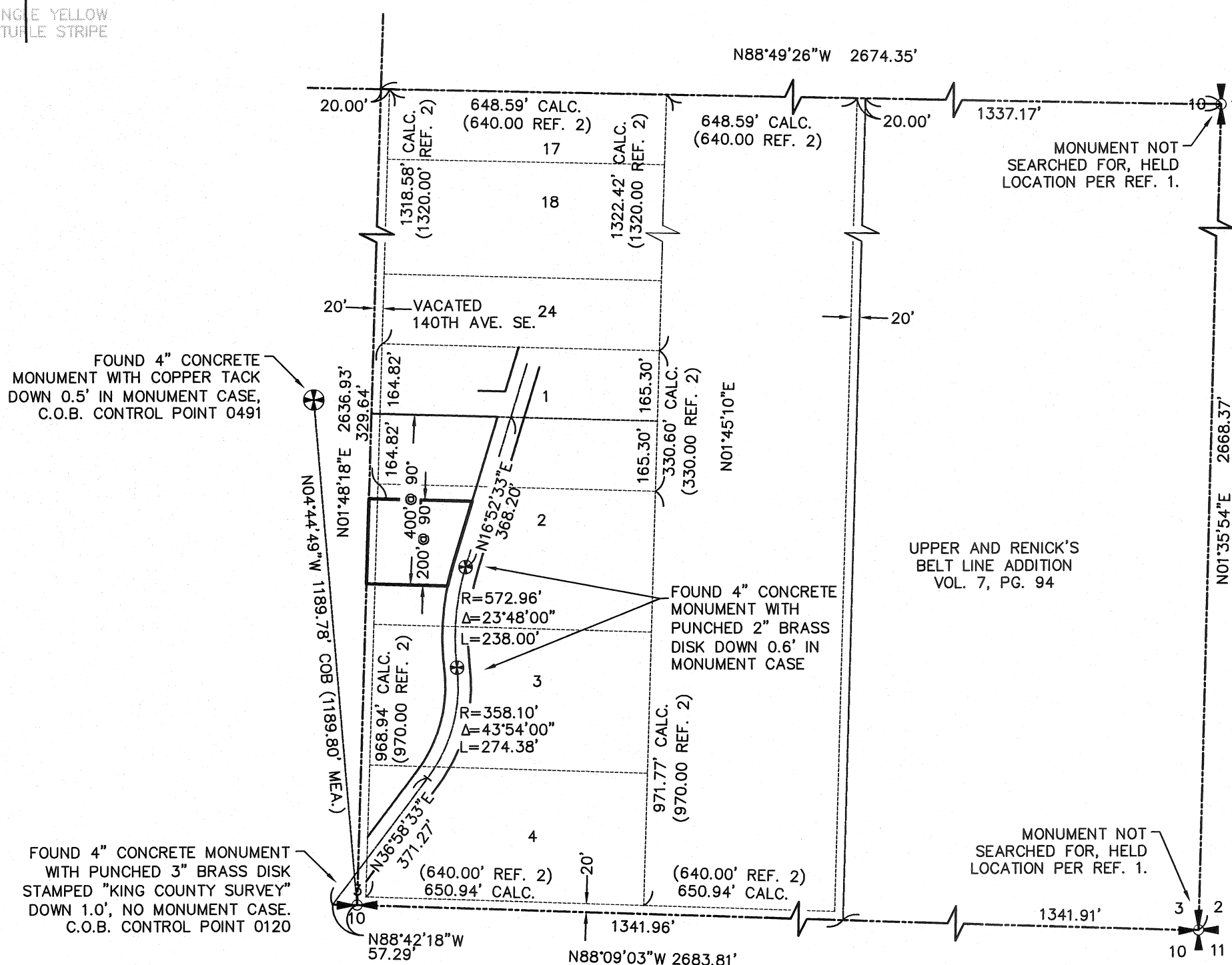
SEWER AND WATER DISTRICT.....CITY OF BELLEVUE

SCHOOL DISTRICT.....BELLEVUE #405

TELEPHONE SERVICE.....VERIZON

POWER SOURCE.....PUGET SOUND ENERGY

ROAD A/ROAD B USE.....ACCESS AND UTILITIES



CONTROL DIAGRAM
1"=300'



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
10804 NE 38th PL, #232 KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

COLLEGE STATION

PRELIMINARY SHORT PLAT

2115 140TH PLACE SE
BELLEVUE, WASHINGTON 98007

HARBOR HOMES LLC

1441 N 34TH STREET, SUITE 200
SEATTLE, WASHINGTON 98103
(206) 315-8130



APR 02/01/13
REVISION 03/19/13
CITY COMMENTS DATED 12/28/12
SETBACK REVISION 03/18/13

DRAFTED BY: YLP
DESIGNED BY: MAJ
PROJECT ENGINEER: MAJ
DATE: 09-14-12
PROJECT NO.: 12038

DRAWING: C1
SHEET: 1 OF 4